

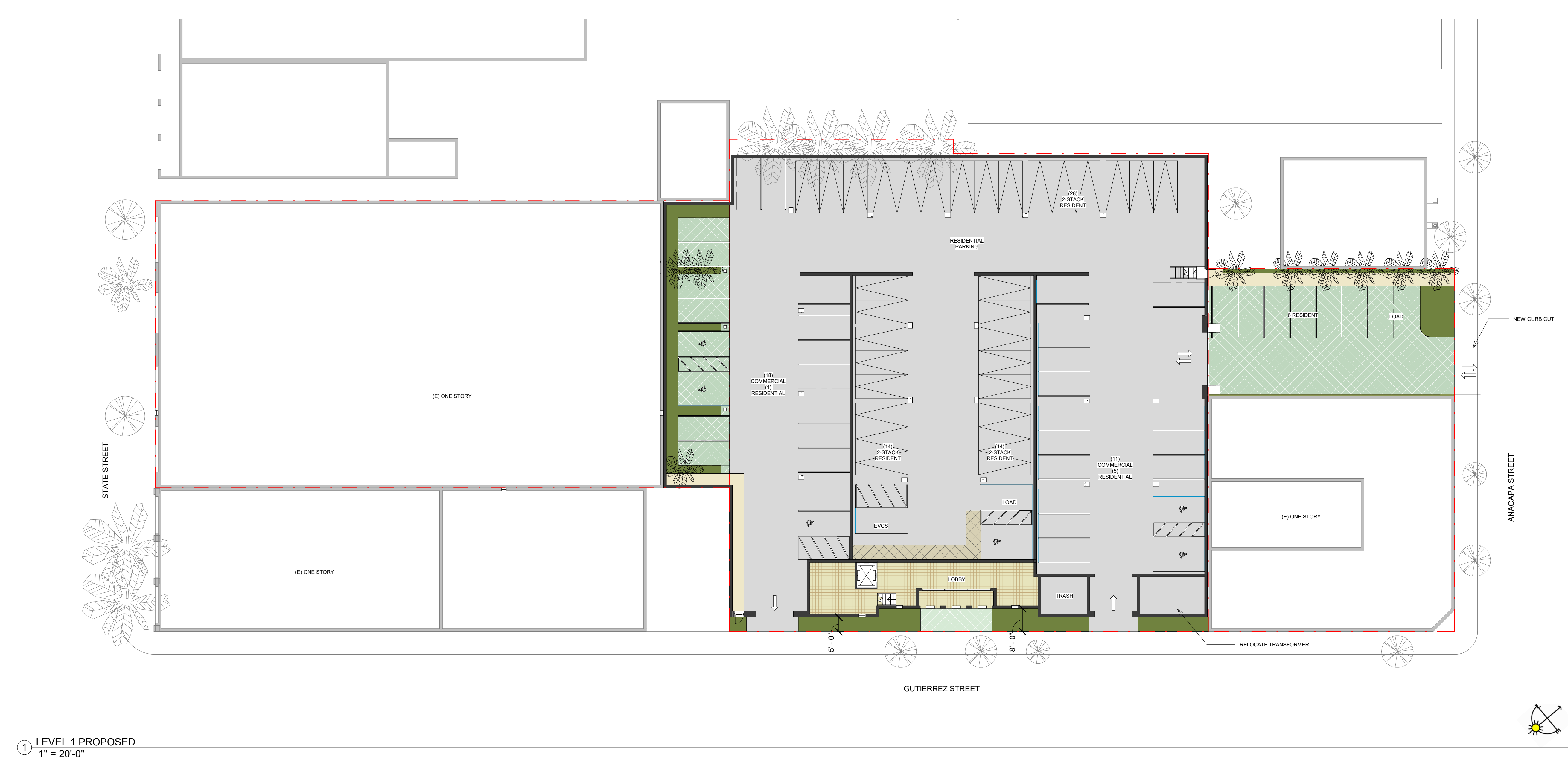
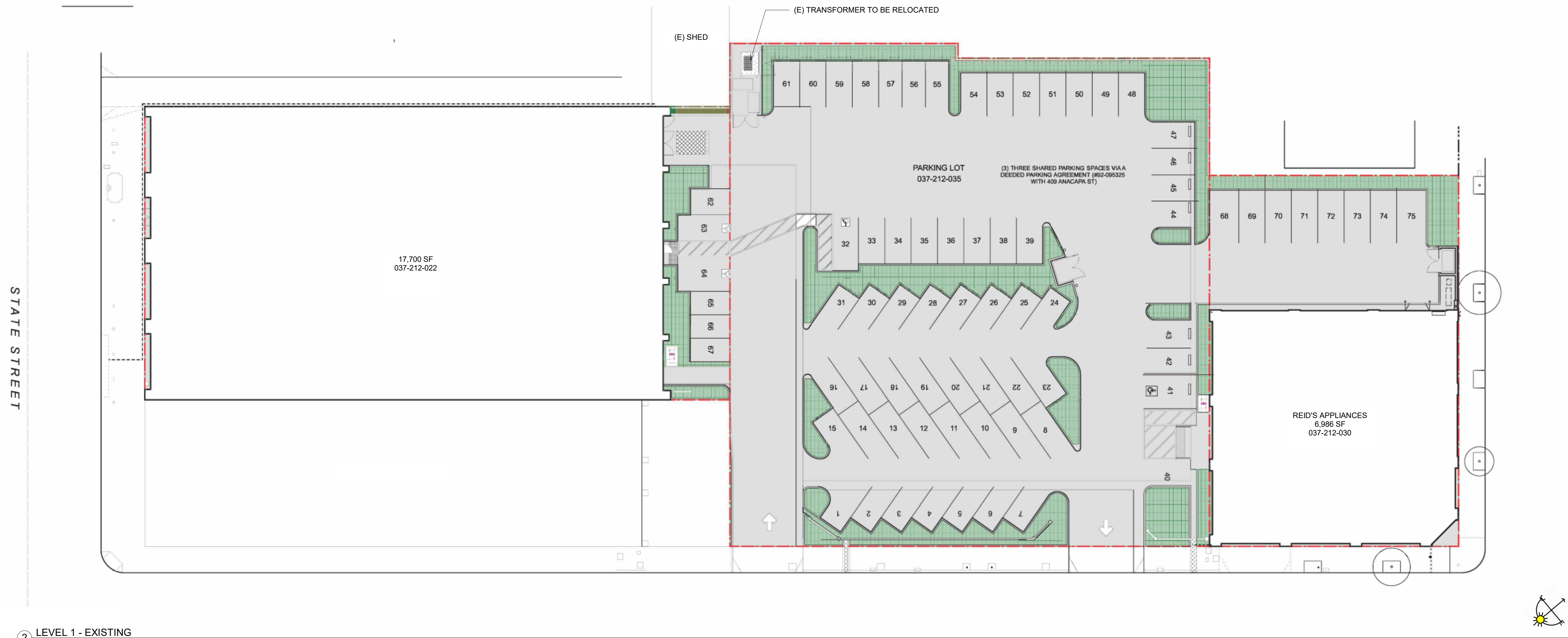


CONCEPTUAL SKETCH - GUTIERREZ STREET LOOKING NORTH

# 410 STATE STREET

STATISTICS		PARKING		PROFESSIONALS		SHEET INDEX																									
<div>PROJECT ADDRESS &amp; LOT AREA: A.P.N. ADDRESS LOT AREA 037-212-022 410 STATE STREET 20,000 SF 037-212-035 27 E. GUTIERREZ 28,189 SF 037-212-030 409 ANACAPA 10,821 SF TOTAL SITE AREA: 59,010 SF 1.35 ACRES  ZONE: M-C AVERAGE SLOPE: +1%  DENSITY ALLOWED: 63 DU/AC AUD PRIORITY OVERLAY: 85 UNITS @ 811 SF EACH (BASED ON ALL LOTS AS ONE PARCEL.)  PROPOSED UNITS: 84 UNITS  REQUIRED INCLUSIONARY: CITY 10% MODERATE: 8.4 08 UNITS  MARKET RATE: 76 UNITS  (E) COMMERCIAL SQUARE FOOTAGE: GROSS NET 410 STATE: 17,700 SF 17,150 SF 409 ANACAPA: 6,986 SF 6,849 SF TOTAL: 24,686 SF 23,799 SF  PROPOSED RESIDENTIAL SQUARE FOOTAGE: GROSS NET 84 UNITS: 55,466 SF 54,246 SF LOBBY/CORRIDORS, MISC 11,464 SF 11,275 SF GARAGE: 25,231 SF 24,658 SF  TOTAL: 92,161 SF 90,179 SF  TOTAL EXISTING PERMEABLE SURFACE: 4,940 SF TOTAL PROPOSED PERMEABLE SURFACE: 4,703 SF  SITE STATISTICS AT STREET LEVEL SF % OF COVERAGE BUILDING FOOTPRINT: 51,311 SF 87.0 % LANDSCAPING: 2,996 SF 5.1 % PERMEABLE PAVING: 4,703 SF 7.9 %</div>		<div>EXISTING PARKING SPACES TO BE REMOVED: 71 SPACES  <b>COMMERCIAL PARKING</b> <b>REQUIRED:</b> 1:500 CBD &amp; 50% ZONE OF BENEFIT @ 410 STATE 18 SPACES (E) 17,809 SF/500 X 50%=17.6 1:500 CBD &amp; 20% ZONE OF BENEFIT @ 409 ANACAPA 11 SPACES (E) 6,641 SF/500 X 80%=10.6 <b>TOTAL COMMERCIAL REQUIRED:</b> 29 SPACES  <b>TOTAL PROVIDED (COMMERCIAL):</b> 29 SPACES (ALL SURFACE PARKING)  <b>RESIDENTIAL PARKING</b> <b>REQUIRED:</b> 84 SPACE AUD REQ'D (1) SPACE PER UNIT  PROVIDED (RESIDENTIAL): 56 SPACES PUZZLE/LIFTS: 14 SPACES SURFACE: 70 SPACES <b>TOTAL PROVIDED (RESIDENTIAL):</b> 70 SPACES  <b>TOTAL PARKING REQUIRED</b> 113 SPACES <b>TOTAL PARKING SPACES PROVIDED:</b> 99 SPACES</div> <table><tr><th colspan="3">UNIT MIX</th></tr><tr><th>Unit Type</th><th>Count</th><th>Percentage</th></tr><tr><td>1 Bedroom</td><td>21</td><td>25%</td></tr><tr><td>1 Bedroom Jr</td><td>30</td><td>36%</td></tr><tr><td>2 Bedroom</td><td>11</td><td>13%</td></tr><tr><td>3 Bedroom</td><td>1</td><td>1%</td></tr><tr><td>Studio</td><td>21</td><td>25%</td></tr><tr><td>Grand total: 84</td><td></td><td>100%</td></tr></table> <div><b>AVG UNIT SIZE:</b> -646 SF NET</div>		UNIT MIX			Unit Type	Count	Percentage	1 Bedroom	21	25%	1 Bedroom Jr	30	36%	2 Bedroom	11	13%	3 Bedroom	1	1%	Studio	21	25%	Grand total: 84		100%	<div>CLIENT: <b>SERIES A, B &amp; C OF OLD TOWN PROPERTIES SB, LLC.</b> 753 JUANITA AVENUE SANTA BARBARA, CA 93109  ARCHITECT: <b>THE CEARNAL COLLECTIVE, LLP</b> 651 1/2 STATE STREET SANTA BARBARA, CA 93101</div> <div><b>PROJECT DESCRIPTION</b>  The proposed project involves retaining the 17,150 s.f. building at 410 State and 6,649 s.f. building at 409 Anacapa Street, a voluntary lot merger to combine the 3 parcels, and construction of an important new 84 unit, 4-story Priority Housing project over the (E) parking lot with approximately 54,246 s.f. of residential units ( 21 Studios, 51 One-Bedrooms, 11 Two-Bedrooms, &amp; 1 Three Bedroom) averaging approximately 638 s.f./unit. Total Project square footage is approximately 90,179 s.f., including the 24,658 s.f. parking garage with a residential lobby, trash &amp; recycling, transformer and bicycle parking at the ground floor. Parking will be a combination of surface parking and 2-stack parking lifts (for residential only). 113 total parking spaces are required but only 99 are being provided.  A parking modification to reduce the required parking by 14 spaces, an increase in the allowable height from 45' to approximately 52' per 30,140, 100 B. as a Community Priority Housing Project, a waiver of the 10' Public Works roadway easement along Gutierrez St. and a reduction in the required open yard (15% of the net lot area), pursuant to 30,140 Open Yards, are being requested.  There will be no grading associated with this project other than the foundation excavation. Drainage from open parking areas will flow to Gutierrez St. and Anacapa St.</div>		<div>G-000 COVER PAGE A-001 PLANS A-002 PLANS A-003 PLANS A-004 ELEVATIONS A-005 SECTIONS A-006 VIEWS</div> <div><b>VICINITY MAP</b></div>	
UNIT MIX																															
Unit Type	Count	Percentage																													
1 Bedroom	21	25%																													
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Grand total: 84		100%																													







**410 State Street**  
410 State Street  
Santa Barbara 93101

DATE	DESCRIPTION
04/07/2020	PRT
05/11/2020	HLC

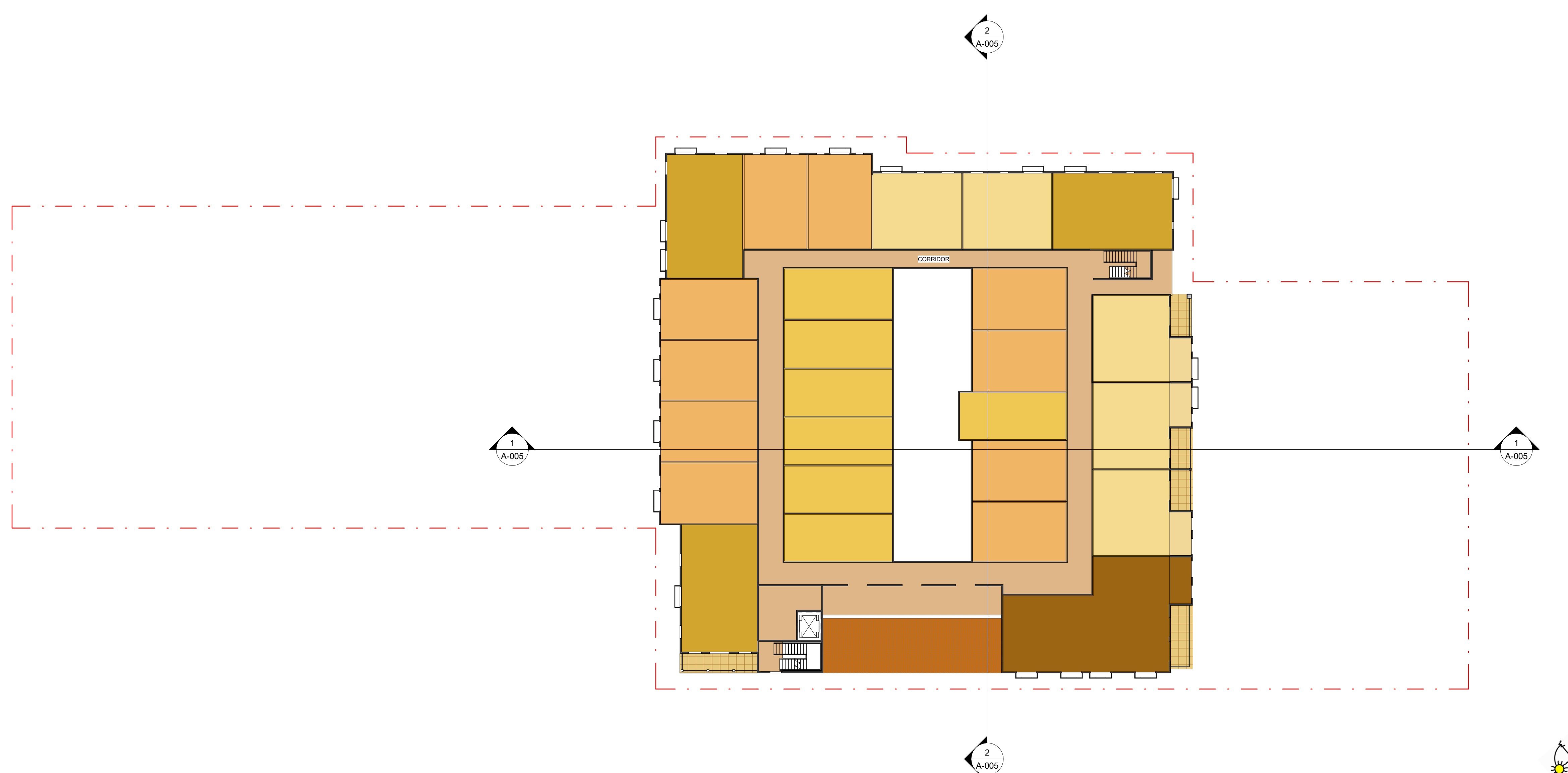
A-002

1 LEVEL 2  
1" = 20'-0"

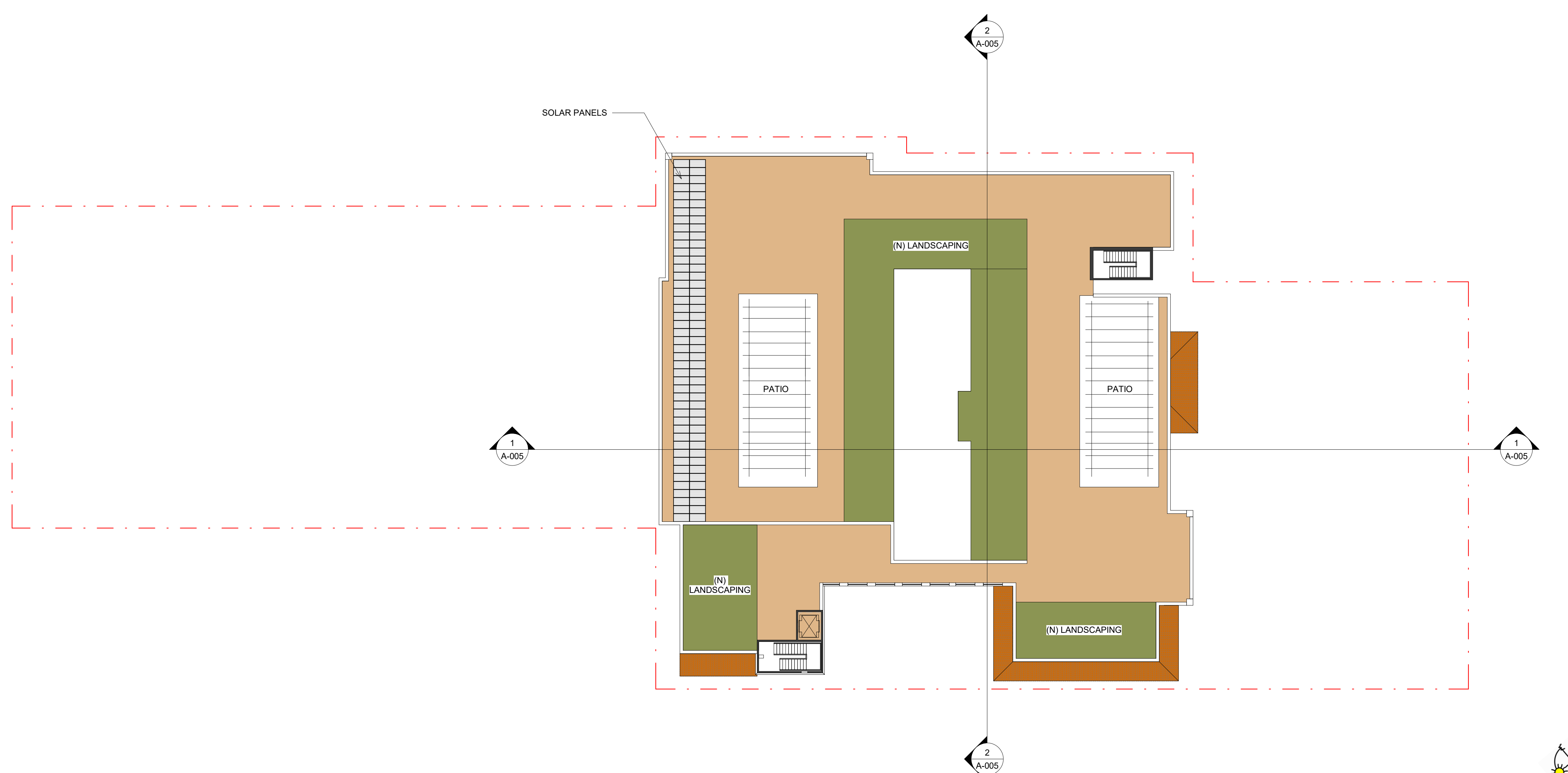
2 LEVEL 3  
1" = 20'-0"



1 LEVEL 4  
1" = 20'-0"



2 ROOF  
1" = 20'-0"



PLAN LEGEND

- PERMEABLE PAVING
- LANDSCAPING/ GREEN ROOF
- ONE BEDROOM (28X24)
- ONE BEDROOM JR (20X20)  
BEDROOM INTERNAL TO UNIT
- TWO BEDROOM (40X24)  
DUAL MASTER DESIGN
- THREE BEDROOM (40X24)  
CORNER UNIT

CEARNAL  
COLLECTIVE  
ARCHITECTURE  
INTERIOR DESIGN

521 1/2 STATE STREET  
SANTA BARBARA  
CALIFORNIA 93101  
P: 805.963.8077  
www.cearnal.com

NOT FOR  
CONSTRUCTION

410 State Street  
410 State Street  
Santa Barbara 93101

JOB NUMBER: 20007

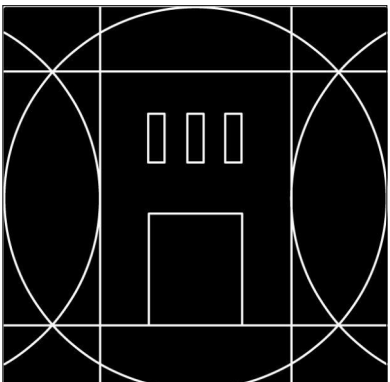
CONTENTS:  
PLANS

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ISSUE DATE: 05-11-2020

#	DATE	DESCRIPTION
1	04/07/2020	PRT
2	05/11/2020	PLG





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ISSUANCES

#	DATE	DESCRIPTION
1	04/07/2020	IPRT
2	05/11/2020	ITALC

A-004

5/20/2020 11:06:59 AM



① SOUTH ELEVATION - GUITERREZ STREET  
1" = 20'-0"



② EAST ELEVATION - ANACAPA STREET  
1" = 20'-0"

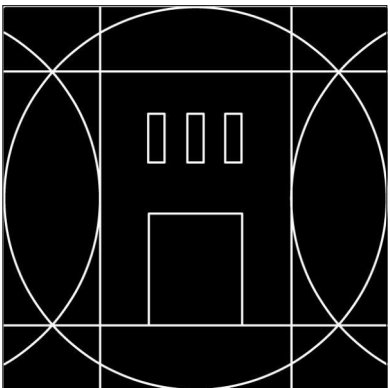


③ NORTH ELEVATION - HALEY STREET  
1" = 20'-0"



④ WEST ELEVATION - STATE STREET  
1" = 20'-0"





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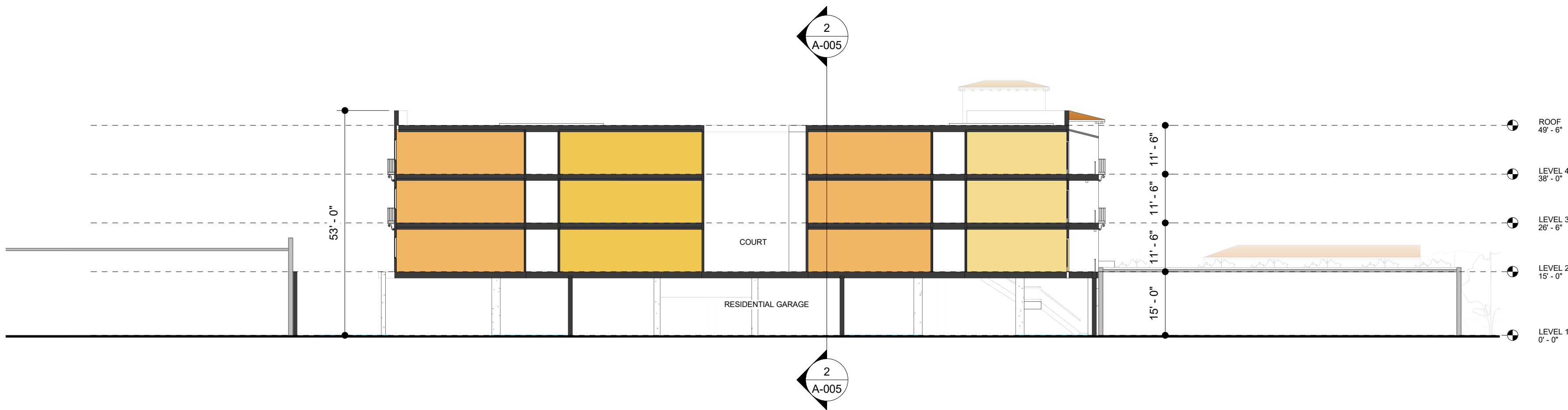
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ISSUANCES

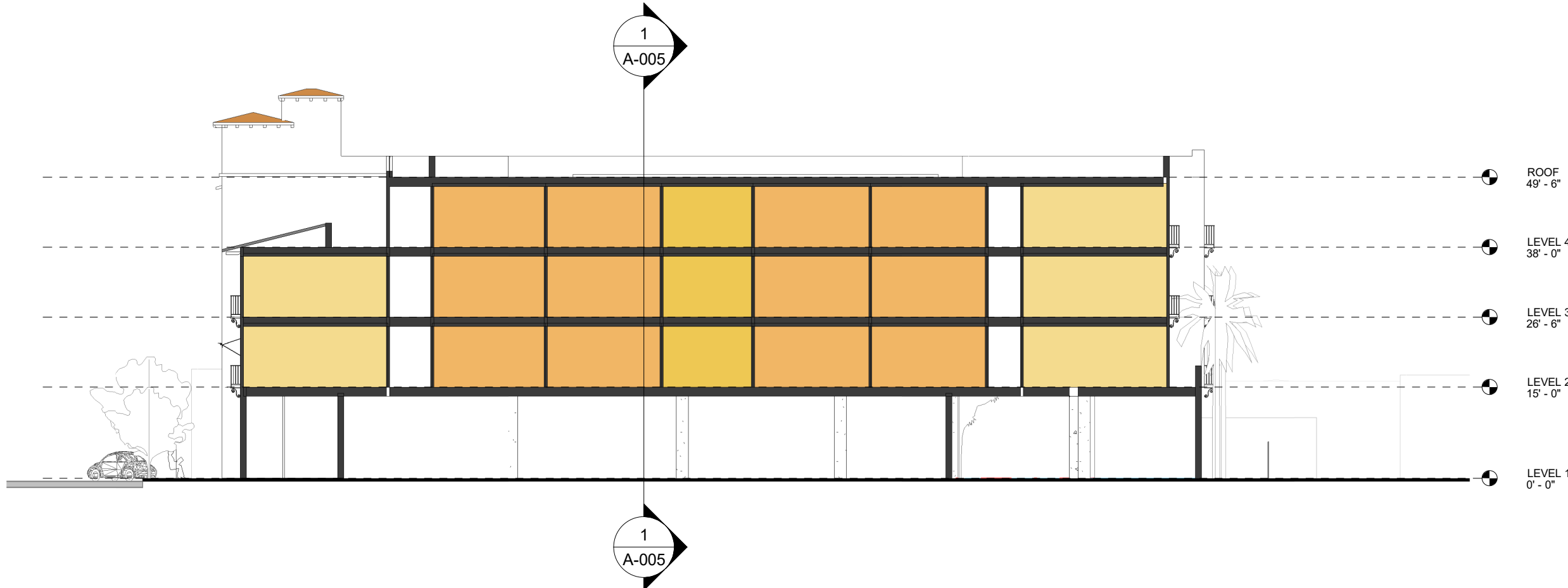
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2	05/11/2020	PLG

A-005

SECTION LEGEND

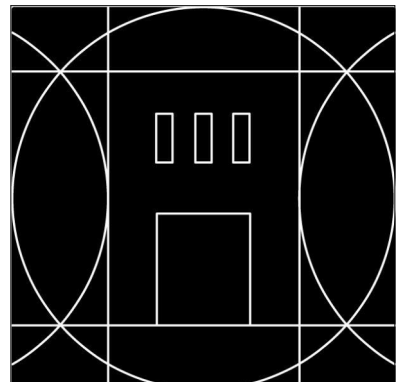


1 EAST-WEST SECTION  
1" = 20'-0"



2 NORTH-SOUTH SECTION  
1" = 20'-0"





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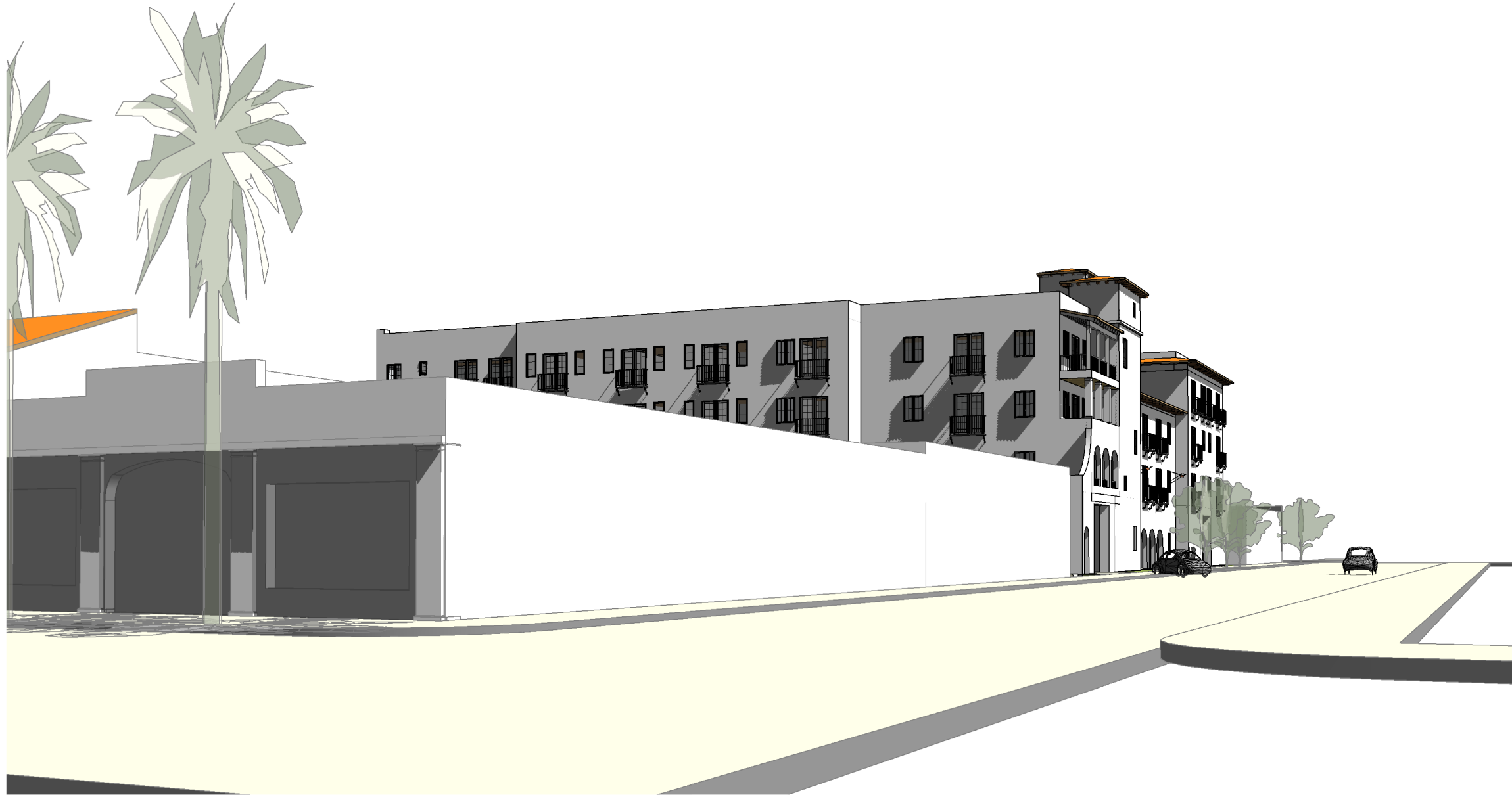
#	DATE	DESCRIPTION
1	04/07/2020	IPRT
2	05/11/2020	ITALC

A-006

5/20/2020 11:06:07 AM



1 VIEW ACROSS GUITERREZ



2 VIEW FROM STATE AND GUITERREZ



3 VIEW FROM HALEY



4 VIEW FROM ANACAPA